



\$ 949,900.00

## 9 SAGE MEADOWS GREEN NW CALGARY

<https://paulbrinton.com>

Final opportunity in the exclusive community of the Ridge at Sage Meadows! This Brand NEW fully finished Calbridge home has a walkout, PIE SHAPED WEST BACKYARD, and over 3,300 developed Sq ft. In a PRIVATE LOCATION this estate home is backing onto greenspace, facing greenspace, and only has one neighbor....

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1139816

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-09 19:13:09

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Lot size:** 6480 sq ft

**Year built:** 2021

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** None

**District:** CAL Zone N

**Interior Features:** Bar,Crown Molding,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open

Floorplan,Pantry,Recessed Lighting,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Schools Nearby,Sidewalks,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Backs on to Park/Green Space

**Heating Type:** Forced Air



## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Sink

**Transaction Type:** For Sale

**Photo Count:** 35

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In  
Oven,Dishwasher,Electric  
Cooktop,Refrigerator

**Subdivision Name:** Sage Hill

**Lot Size Acres:** 0.15

**Levels:** Two

**Zoning:** R-1

**List Price Square Foot:** \$ 378.45

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 10.36M 34`0"

**Living Area SF:** 2510.00

**Structure Type:** House

**Restrictions:** None Known

